

NOTE: These minutes do not constitute a verbatim transcription of the CPC meeting.

**CITY PLANNING COMMISSION
SPECIAL MEETING
May 24, 2005**

APPROVED

Call to Order: The meeting was called to order by Chairperson Arthur Simons in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center, at 4:50 PM.

Roll Call: Present at the meeting were Commissioners Cason, Christensen, Glaser, Glenn, Jeffrey, and Simons. Absent were Commissioners Smith (excused), Wendler (excused) and Williams (excused).

Agenda: The Agenda was approved as submitted.

PUBLIC HEARING--
Transitional Ord.: A public hearing was held on the request of the Law Department to amend the new Zoning Ordinance, approved by City Council on March 16, 2005 and effective May 28, 2005, by clarifying the transition between the current Zoning Ordinance, No. 390-G, as amended, and the new Zoning Ordinance, Ordinance 11-05, by changing Article I Section 61-1-13 to add a provision that all uses that are valid on the effective date of the Zoning Ordinance remain valid in accordance with the terms, conditions, regulations, controls or requirements of the grants or approvals that are issued by any City department or agency, or resolutions adopted or ordinances passed by the City Council, which allow such uses; and to add language that all conditions, regulations, controls, and requirements associated with special purpose zoning districts remain unaltered from Ordinance No. 390-G, as amended.

CPC staff member Rory Bolger reviewed the amendment.

The Law Department is requesting to provide transitional provisions between the current and new Zoning Ordinance that were not contemplated when the new Zoning Ordinance was drafted. Subsequent to the passage of the new Zoning Ordinance, City Council approved three additional zoning map amendments to Ordinance No. 390-G that had been recommended by the CPC--St. John Riverview Hospital, Motor City Casino, and Greektown Casino. The proposed brief amendment would ensure that these rezoning that have gone into effect during the transitional period between the current and new Zoning Ordinance would not be undone when Ordinance No. 390-G is repealed on May 28, 2005.

The transitional provisions also ensure that any land use that has been restricted, pursuant to Ordinance No. 390-G as amended, by conditions in a zoning grant of the Buildings and Safety Engineering Department or the Board of Zoning Appeals or by the terms of a planned development or other special district approval by City Council, will continue to be subject to those same restrictions.

Because of time constraints, City Council already introduced the ordinance on May 13, 2005 and scheduled a public hearing for May 25, 2005. In order for Council to vote on the ordinance on May 25, Council will need to have received the Commission's report and recommendation prior to that vote. May 25 is the latest possible date for City Council to vote on this ordinance that would still allow for approval by the Mayor and publication of a notice of enactment in the *Detroit Legal News* prior to the proposed effective date of May 28, 2005.

Angela Bodley Carter of the Law Department supported Mr. Bolger's comments.

No one from the public was present to speak in favor of or opposition to the amendment.

ACTION: Commissioner Glenn moved to recommend approval of the amendment. Commissioner Cason seconded the motion. Motion carried.

Director's
Report:

Marsha Bruhn presented the Director's report.

Recent City Council actions included the approval of the amendment to the Master Plan for the St. John Riverview Hospital as recommended by the Commission.

The new 311 Call Center is proposed to have 29 positions in the 2005-06 budget. The three positions referred to in the last Director's Report were positions currently in the Department of Public Works.

The tour of Fort Wayne is scheduled for Thursday, May 26, 2005 at 1:00 PM. The Commissioners were directed to meet in the parking lot. The Commissioners will tour the Fort by van. Directions to the Fort were included in the CPC table packets. Commissioners Christensen, Glaser, Jeffrey, Simons and Wendler indicated that they would be attending the tour.

Ms. Bruhn noted that City Council completed its deliberations on the Community Development Block Grant and Neighborhood Opportunity Fund (CDBG/NOF) recommendations of the Mayor and CPC, and approved the allocations on May 24, along with the City budget. CPC staff was really challenged in identifying strategies to incorporate Council's suggested changes which, at one time, totaled over \$7 million. The Commission's home repair recommendation was left intact. One Council member suggested that the Council needed to revisit the Commission's role in relation to the CDBG/NOF review. The Council member felt that at the time the Commission forwards its report to the Council, many of the recommendations are already set in place. Some City Council members felt that they are being told what to do. The Council member felt that City Council needed to be more assertive upfront in terms of what the recommendations should be.

Commissioner Glenn noted some background information regarding the establishment of a committee to make recommendations on the home repair program. The resolution might assist in giving City Council an overview of how and why the Commission and other communities are involved in the process. Ms. Bruhn noted that providing the history would be helpful.

In response to Commissioner Cason, Ms. Bruhn noted that CPC staff was concerned about City Council setting aside its own CDBG/NOF criteria. Many organizations were also concerned. The Citizen Review Committee had formulated its recommendations based on the expectations of City Council and the priorities of the Commission. Organizations felt that they had followed the process. If an item was missing from the NOF application, the proposal was thrown out in accordance with the criteria. However, other organizations' proposals were funded even though their applications were missing such items as a budget. There is a question of equity.

Commissioner Wendler questioned the need for an application if City Council is not going to adhere to any criteria.

Ms. Bruhn noted the challenges faced by CPC staff in finding money to balance the CDBG/NOF budget. CPC staff proposed a menu of strategies. City Council had to decide which one they wanted to use. In the end, City Council wanted to know which groups did not get funded because of a selected strategy. Most of the groups which City Council wanted to see funded but were not because of the selected strategy have at least one other source of funding through CDBG/NOF or have funds available to carry them through the year 2006 or even 2007.

Commissioner Jeffrey welcomed a discussion with City Council about the process. He noted that the Commission was able to determine priorities and, based upon those priorities, the CPC was able to recommend a budget within one or two meetings. Commissioner Jeffrey cited the need for change. He suggested "lightening up" on some of the criteria. If a page is missing from an organization's application, the organization should still be funded if it meets the priorities.

Discussion ensued on the demolition budget approved by City Council. The Commission recommended \$6 million for demolition. City Council allocated \$8.5 million for the demolition and boarding program.

In response to Commissioner Glenn, Ms. Bruhn stated that City Council is supportive of recapturing the cost of demolition from the property owners. City Council is awaiting a report from the Law Department on that issue. Ms. Bruhn indicated that she would check on the status and report back at the next CPC meeting.

Commissioner Glaser requested clarification on the program entitled demolition staff. Mr. Loper responded that the category refers to administrative staff who process the buildings through the demolition process. This would include inspectors.

Commissioners were glad that City Council allocated \$3.5 million to the senior emergency home repair program in line with the Commission's priorities and recommendation. Commissioner Glenn felt that that amount of money recommended for that program was small compared to millions of dollars being spent on other activities. He emphasized that the seniors are paying the taxes which are keeping the City afloat. Ms. Bruhn pointed out that City Council reduced funding for the minor home repair program. The Commission supported a higher amount of funding for that program. One of the strategies chosen by City

Council to balance the budget resulted in the reduction. Commissioner Simons noted other concepts supported by the Commission including the securing of low interest loans.

Copies of a report detailing changes made by the City Council to the 2005-2006 Budget and the CDBG/NOF allocations were distributed. The Budget approved by City Council will be forwarded to the Mayor on Friday, May 27. The Mayor has until June 2 to veto the budget. City Council has until June 6 to override the veto.

Ms. Bruhn noted that City Council members asked that all Council divisions reduce their 2005-06 budget requests by 20% from the current year. The reduction in the CPC's budget was accomplished by eliminating one Planner III position, eliminating travel and the mailing service, and reducing training and funding for the annual retreat. As a result of changes made by City Council, a total of \$78,000 is being restored to the Commission's budget to fund contractual services, the annual retreat, training, and CDBG/NOF workshops.

Ms. Bruhn noted that the Buildings and Safety Engineering Department has issued more than 6,700 tickets between January and April 29, 2005. Medina Noor, Director of the Department of Administrative Hearings, suggested that she attend a future CPC meeting to discuss the Commission's additional questions and concerns. Ms. Noor is not available to attend the June 2 or June 16 CPC meetings, but will appear before the CPC as soon as possible.

Commissioner Jeffrey inquired as to the status of using the CPC meetings as informational forums for the public. He felt it would be helpful to prepare a presentation on the Department of Administrative Hearings(DAH) informing the public of what happens when one is issued a ticket. Ms. Bruhn noted that during the Commission's budget hearing before City Council, Council Member Watson asked about ways the Commission/City Council could be more effective in sharing its accomplishments with the public. Ms. Bruhn noted that she had mentioned the Commission's suggestion to include a segment at the CPC meetings providing overviews on such items as the DAH. The City Council Evening Community Meetings could also be a venue to provide such overviews.

Commissioner Simons noted that informational forums could also be presented at the Police Community Relations meetings. He suggested that each Commissioner could attend one of the meetings to present informational overviews.

Ms. Bruhn noted that the public relations arm of the City has been restructured and funding has been severely reduced. CPC staff is not going to have a lot of assistance from that department, but would work out something internally.

Commissioner Simons cited the importance of the team approach in presenting the informational forums. The presentations should be prepared in concert with the appropriate administrative departments.

The Commissioners expressed interest in attending a training session on the new Zoning Ordinance. CPC staff would attempt to schedule a training session on the afternoon of June 2 prior to the CPC meeting.

Ms. Bruhn noted that the world-class city project is on schedule. International surveys are to be mailed out by Friday, May 27. CPC staff has not yet received any responses to the surveys mailed to the domestic businesses. Commissioner Cason expressed a willingness to assist with follow-up telephone calls, if necessary.

The terms of Commissioners Cason, Christensen and Williams expire on June 30. A letter was sent to City Council indicating their interest in being reappointed to a new three-year term. City Council has asked for additional information on how long each Commissioner has been on the Commission. Council President Mahaffey has asked for additional names to be submitted by this Friday for consideration.

Adjournment: The meeting was adjourned at 5:50 PM.